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**Our Ref:** H-23050

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Dear Anthea,

**RE: STATEMENT OF HERITAGE IMPACT - CHANGE OF USE REF - RANGER'S RESIDENCE - MARTIN ROAD, CENTENNIAL PARK NSW 2021**

The following brief Statement of Heritage Impact (SOHI) has been commissioned by the Property Division of Greater Sydney Parklands to assess the potential impact of the proposed 'Change of Use' of the Rangers Residence into a commercial use "office space" located at Martin Road, Centennial Park NSW 2021 (subject site).

This brief SOHI has been prepared as part of the required assessments to inform a Review of Environmental Factors (REF) for development permitted without consent under Division 12 Parks and other public reserves, Clause 2.73(2) (Development permitted without consent) of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*, stated as following:

***2.73 Development permitted without consent***

...

*(2) Development for any purpose may be carried out without consent—*

- (a) on Trust lands within the meaning of the Centennial Park and Moore Park Trust Act 1983, by or on behalf of the Centennial Park and Moore Park Trust, or*
- (b) on trust lands within the meaning of the Parramatta Park Trust Act 2001, by or on behalf of the Parramatta Park Trust, or*
- (c) on Crown managed land, by or on behalf of—*
  - (i) the Secretary, or*
  - (ii) a Crown land manager of the land (or an administrator of the manager), or*
  - (iii) the Ministerial Corporation, or*
  - (iv) the Minister administering the Crown Land Management Act 2016,*

*if the development is for the purposes of implementing a plan of management adopted for the land under the Act referred to above in relation to the land or in accordance with the Local Government Act 1993 in relation to Crown managed land managed by a council.*

## Heritage Listing

The subject site is listed as part of a State heritage item under Part 1 of Schedule 5 of the *Randwick Local Environmental Plan (LEP) 2012 (2013 EPI 36)* as 'Centennial Park, including Federation monument, Superintendent's residence, park gates, 2 Corinthian columns, 2 statues', located at 1R Oxford Street; 2R Darley Road; 1 Martin Road in Centennial Park (item no. I01).

Centennial Park is also listed on the State Heritage Register (SHR) under the NSW *Heritage Act 1977* as 'Centennial Park, Moore Park, Queens Park' (SHR no. 01384).

Centennial Park is also located within the North Randwick Heritage Conservation Area (C1) (HCA), under Part 2, Schedule 5 of the *Randwick LEP 2012 (2013 EPI 36)*, Heritage Map HER\_001.

The subject site is also located in proximity to the following heritage items:

### NSW Heritage Act, 1977

#### State Heritage Register

- 'Centennial Park Reservoir WS001', 3R Oxford Street, SHR no. 01320
- 'Woollahra Reservoir WS022', 5R Oxford Street, SHR no. 01356

### Environmental Planning and Assessment Act, 1979

#### Sydney LEP 2012, Part 1 Heritage items

- 'House "Babington" including interior and grounds', 2 Martin Road, item no. I129
- 'House "Murrulla" including interior, front fence and gate and grounds', 4 Martin Road, item no. I130
- 'House "Devon" including interior, front fence and grounds', 6 Martin Road, item no. I131
- 'House "Chessetwood" including interior, front fence and gate and grounds', 8 Martin Road, item no. I132
- 'House "The Gables" including interior and grounds', 10A Martin Road, item no. I133
- 'House "Oakland" including interior and grounds', 16 Martin Road, item no. I135

#### Sydney LEP 2012, Part 2 Heritage conservation areas

- 'Centennial Park Heritage Conservation Area', Martin Road (C8)

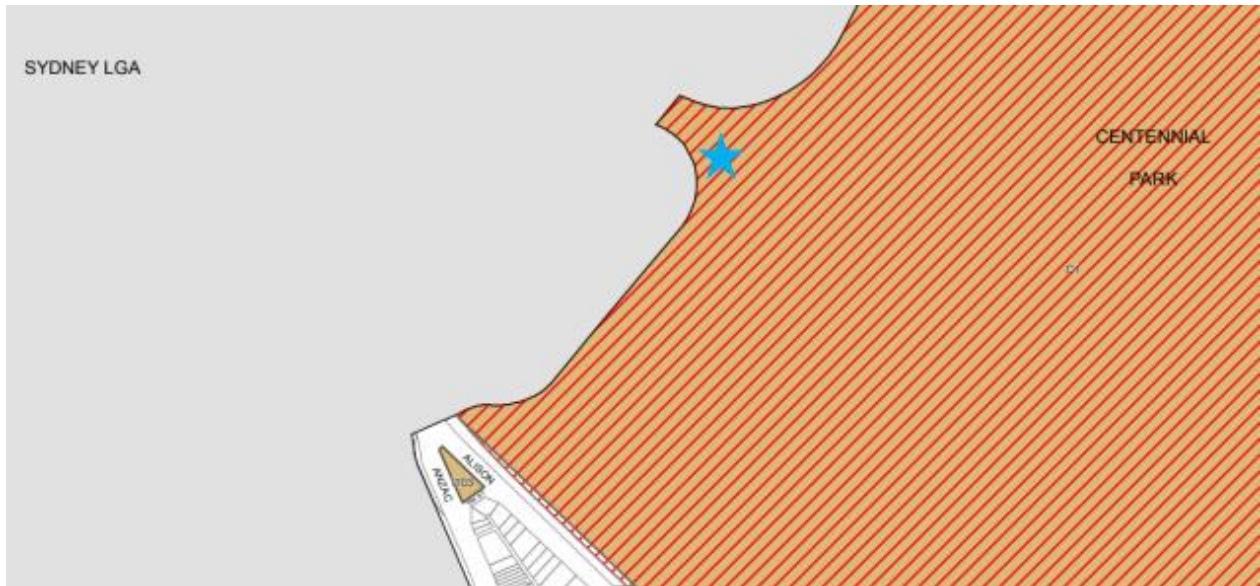


Figure 1: Heritage map for the subject site (indicated in blue star) within its surrounding Centennial Park context (Source: Randwick LEP 2012, Heritage Map - Sheet HER\_001).

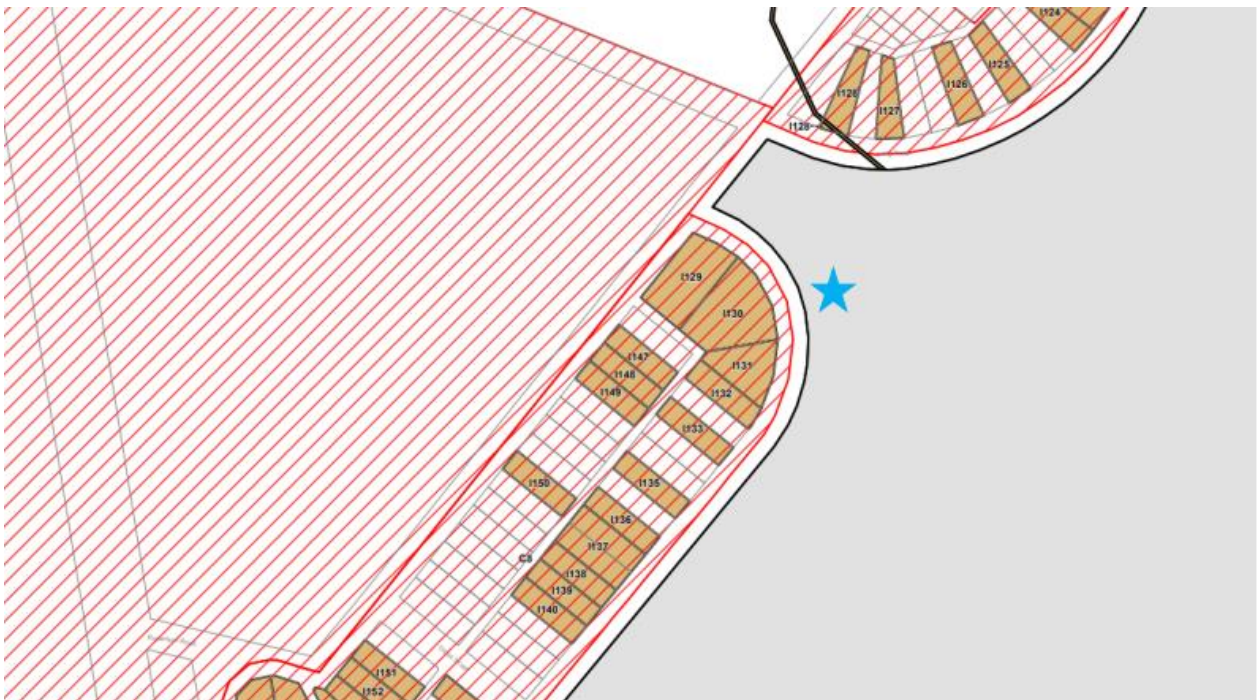


Figure 2: Heritage map for the subject site (indicated in blue star) within its surrounding heritage context (Source: Sydney LEP 2012, Heritage Map - Sheet HER\_024).



## 1. SITE CONTEXT AND DESCRIPTION

The subject Ranger's Residence also known as 1 Martin Road or 2D Darley Road is located within Centennial Park which is located at the heart of Sydney's Eastern Suburbs, just a couple of kilometers from the city centre. Centennial Parklands, comprising of Centennial Park, Moore Park and Queens Park form a green swathe of parkland, ponds and sporting fields amidst the most densely populated urban areas in Australia. The Ranger's Residence is located in the southwestern part of Centennial Park near Robertson Road Gates entrance, between Martin Road (to the west) and Grand Drive (to the east). The Sydney central business district (CBD) is located approximately 2.8km to the northwest of the subject site.

Centennial Park contains an area of approximately 189 hectares bound by Lang Road and Martin Road to the northwest, Alison Road and Darley Road to the south, York Road to the east and Oxford Street and Moore Park Road to the north. Moore Park and Queens Park are also located adjacent to Centennial Park on either side.



Figure 3: Aerial image showing Centennial Park (highlighted in yellow) and approximate location of the subject site (indicated with the red star) (Source: SIX Maps, accessed July 2023).





Figure 4: General view at Grand Drive, looking south. The subject site is partially seen at the top right corner of the image (Source: Google Street View (May 2022), accessed August 2023).



Figure 5: General view at Grand Drive, looking north (Source: Google Street View (May 2022), accessed August 2023).

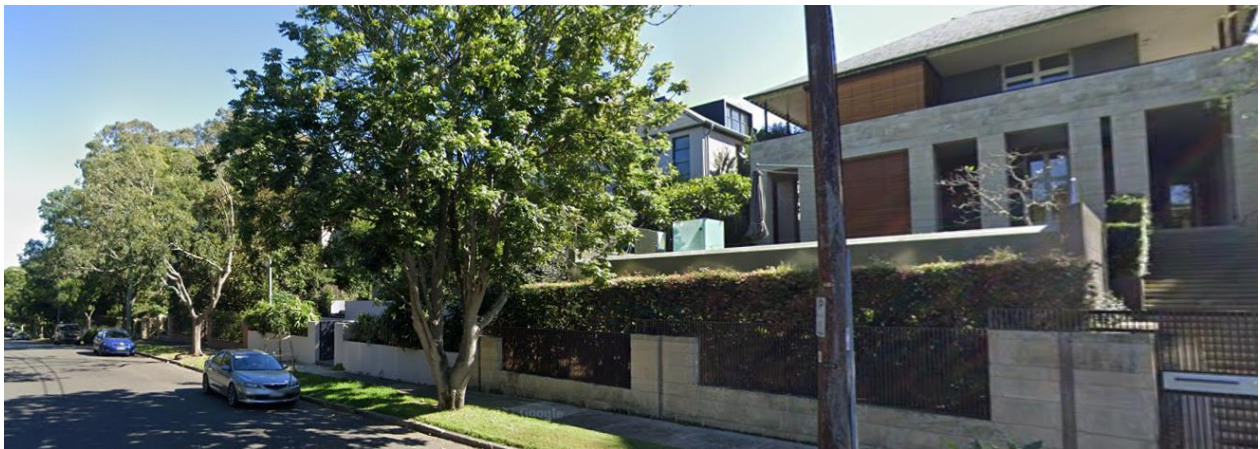


Figure 6: General view at Martin Road, looking south (Source: Google Street View (May 2022), accessed August 2023).

## 1.1. Exterior

The subject Ranger's Residence is located in the south-western part of Lot 1723 DP 45644 (Centennial Park) near Robertson Road Gate entrance and is bound by Martin Road to the west and Grand Drive to the east. Designed by the Government Architect Walter Liberty Vernon, the Ranger's Residence is an excellent example of the single storey Federation Bungalow style houses on the summit of a small hill overlooking to the Centennial Park towards the Grand Drive and Busby's Pond. It is constructed in face brick with decorative roughcast finish on the external surfaces above window sills. It features large simple roof plane with a prominent gable verge and 'eyelid' elevated roof below front gable, roof ventilators/louvres in the front gable, covered U-shaped veranda supported on square timber posts and decorated timber brackets, exposed rafters, brick chimneys with face brick and roughcast finish and terracotta pots, wall-hung shingles along the northwestern elevation, masonry piers over facebrick knee wall at the porch and segmental arched window openings with decorative brick quoins. A brick garage matching the residence was constructed in 1989 at the southern corner of the garden, which is surrounded by timber paling fence and attached to the south-west end of the residence.

The north-eastern (principal) elevation of the Ranger's Residence is notable by an elaborated gabled bay with a prominent gable verge and eye-lid awning roof below the louvred gable end ventilator. It is supported on timber posts in-group of two that feature timber brackets and simple timber fretwork. The large roof plane extends at different pitch to form a deep L-shaped veranda surrounding the residence from northeast to southeast facades. The veranda also supported on square timber posts and brackets (Figure 12). Exposed rafters together with the chimneys in face brick and roughcast finish emphasise the elegant appearance of the residence. The main entry of the residence is via a porch in the northwestern corner of the residence formed by three-masonry piers that stand on the surrounding facebrick knee wall with sculptured header course top. The porch features tessellated floor tiling with precast slate treads. The veranda features concrete floor slab with slate slab edging on which the timber veranda posts set with lead packing in between (Figure 8).

Southeast elevation comprises two sections, the residence and the garage connected with timber paling fence that surrounds the private garden. This elevation of the residence has rather simpler detailing and elements with northeast part of the L-shaped veranda with exposed rafters and timber posts and brackets. Two window openings are located on this elevation with face brick quoin detailing, and segmental arch lintels and bullnose brick windowsills similar to the other windows of the residence.

North-western elevation of the Ranger's Residence faces Martin Road. It features the main entrance porch and hall area as well as the southwest exterior walls of the service area including the kitchen, bathroom and laundry, and timber paling fence partly obscured behind the existing trees. The prominent gable is located on this elevation featuring wall-hung shingles and timber louvre gable end ventilator, three masonry piers standing on the surrounding facebrick knee wall with sculptured header course top. This sculptured header course stretches all around the residence's exterior walls marking the line between the face brick and the roughcast render. Segmental arched paned casement windows with face brick quoins, exposed rafters, face brick and roughcast chimneys with terracotta pots are the other features of the residence that also illustrate the typical characteristics of Walter Liberty Vernon's designs in English Domestic Revival manner (Figure 9).

The south-western elevation features simple roof planes with two projecting bays at different roof heights, laundry bay at western end and bedroom bay at eastern end. It can be seen partly from the Park as it is concealed by the private garden timber paling fencing. The main pitched roof plane ends with a gable at the western end. This elevation characterized by the exposed rafters with copper gutters and downpipes completing the face brick and roughcast rendered walls. Eastern end also features the veranda roof and rear entry door leading to the northeast veranda (Figure 10 and Figure 11).





Figure 7: Aerial imagery showing the subject Ranger's Residence within the Centennial Park (Source: SIX Maps, accessed August 2023).



Figure 8: North-eastern elevation of the Ranger's Residence, view looking southwest.





*Figure 9: North-western elevation of the Ranger's Residence, view looking south.*



*Figure 10: Part of the south-western elevation of Ranger's Residence, view looking northeast.*





Figure 11: Part of the south-western elevation of Ranger's Residence, view looking northeast.



Figure 12: Ranger's Residence, front (north-eastern) veranda details, view looking southeast.



Figure 13: Ranger's Residence, front (north-eastern) veranda details, view looking northwest.



Figure 14: Ranger's Residence, north-western veranda/porch details, view looking southwest.



Figure 15: Ranger's Residence, south-eastern veranda details, view looking southwest.

## 1.2. Interior

Ranger's Residence comprises three bedrooms, a living room/lounge and a study room connected with a passage and a rear entry hall connected to the kitchen, bathroom and laundry area. The bathroom, which was originally a pantry and storeroom, is located between the kitchen and the passage. The existing study room was converted from the original bathroom during the 1971-72 renovations. Despite the alterations and renovations over the years the building retains most of its original fabric and architectural integrity. The original 1899 layout is still intact, and the internal spaces still include original fireplaces with decorative surrounds and mantel. The rooms have original door and window frames with decorative timber cover mouldings. The internal doors have transom windows that still operates with the traditional hardware attached to the cover moulding. The windows within the residence are primarily single hung windows in painted timber with clear glazing. The interiors of the residence also include timber flooring with decorative timber skirting, timber batten cornices and picture rail that runs within some internal spaces. The rooms still retain original rectangular air vents on the walls for ventilation purposes.

The following images provide information on the current internal presentation of the Ranger's Residence.





Figure 16: Internal corridor/passage details within the Ranger's Residence.

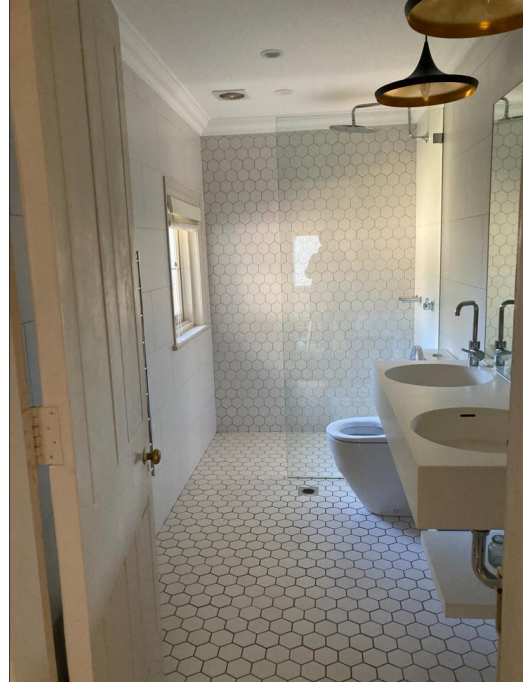


Figure 17: Bathroom details with contemporary fittings in Ranger's Residence.



Figure 18: Living room showing fireplace and wall details at the interior of Ranger's Residence.



*Figure 19: Living room showing window and wall details at the interior of Ranger's Residence.*



*Figure 20: Bedroom details in the Ranger's Residence.*



*Figure 21: Door details with transom window, cover moulding and traditional door hardware in Ranger's Residence.*





Figure 22: Fireplace details with decorative surrounds and mantel in the bedroom within Ranger's Residence.



Figure 23: Multi-paned, single-hung window details at Ranger's Residence.



Figure 24: Original fireplace detailing with decorative surrounds and mantel at Ranger's Residence.





Figure 25: Kitchen with contemporary fit outs in the Ranger's Residence.

## 2. BRIEF HISTORY

The following history of the Ranger's Residence (building followed by alterations and additions) has been extracted from Conservation Management Plan for Ranger's Cottage, Centennial Parklands, prepared by the Government Architect's Office (Department of Commerce), 2009<sup>1</sup>:

*The Ranger's Cottage at Centennial Park was built as accommodation for the Head Ranger (and family) in c1899. The Head Ranger was one of 28 employees at the park, and one of three rangers, at this time. In 1897, it was reported that the staff at Centennial Park comprised 'an Overseer (Mr W Forsyth), foreman gardener, 5 gardeners, 9 garden labourers, 1 foreman, 4 labourers (roads' gang), 1 carpenter, 1 blacksmith, 2 carters and 3 mounted rangers'<sup>2</sup>.*

*Plans for a 'cottage' at Centennial Park were prepared by the Government Architect's Branch on 3 November 1898 (see Figure 28). This plan was signed both by Walter Liberty Vernon, who was the NSW Government Architect from 1890 to 1911, and the Government Architect's Branch Chief Draftsman, George Oakeshott.*

*In 1898, the planned building was described as follows: 'A picturesque brick cottage with red tile roof, to be used as a residence for the Senior Ranger has been commenced. This cottage occupies the*

<sup>1</sup> Government Architect's Office (2009), 'Ranger's Residence, Centennial Parklands', Conservation Management Plan, pp 10-15.

<sup>2</sup> Report of the Director of the Botanic Gardens and Domains for the year ending 1897, p 21.



*site of an old building previously occupied by him, but which was condemned as unfit for further habitation.<sup>3</sup> The general site of the existing Ranger's*

*Cottage (and the earlier dwelling which it replaced) is shown on a c1901 Parish Map, in the vicinity of a 'low range of hills staked out by survey of John Armstrong in 1866, Western Boundary of Water Res. Nov. 69' (see Figure 26).*

*The Department of Public Works Annual Report for the year ending 30 June 1899 recorded that £215 pounds had been spent in this financial year on erecting the cottage, but that it remained incomplete. The following year, the Department's Annual Report recorded that £739 12s and 1d had been expended to complete the building.*

*The Ranger's Cottage was commissioned just two years after Joseph Henry Maiden took over from Charles Moore as the Director of the Botanic Gardens and Domains. Maiden reported in 1899 that 'The cottage referred to in my last report, for the official residence of the Senior Ranger, has been completed, and is now occupied by him. It is a pretty dwelling, its position is an ornament to the park, and worthy of the fine situation it commands. The Government Architect is to be congratulated on his successful endeavours to design beautiful buildings for this beautiful park.'<sup>4</sup>*

*The Ranger's Cottage is a large family home, built on an elevated position on the western boundary of the park, with sweeping views across the park. The cottage's aspect, combined with its position adjacent to the Martin Road entrance gates, suggests that the role of the Head Ranger was both gatekeeper and surveillance.<sup>5</sup> This is borne out by Maiden in 1898: 'The site is a commanding one near the end of the straight road from the Cleveland Street entrance, its situation enabling its occupant to keep in view a large area of the park.'<sup>6</sup>*

*The passage of the Centenary Park Sale Bill in 1904 paved the way for the sale of land from Centennial Park in the vicinity of today's Lang and Martin Roads (and adjacent to the Ranger's Cottage) by the following year. Accordingly, '... a protective covenant was placed on the land to exclude the building of terrace housing, wooden buildings or any commercial buildings. These covenants were less restrictive for the land at the eastern side of Cook Road permitting semi-detached houses. The Covenants were implemented to provide a suitable environment and appropriate vistas for the new park. Houses were soon developed on the land along Lang and Martin roads.'<sup>7</sup>*

*The Ranger's Cottage has undergone a number of alterations and additions since it was completed in 1899. The front verandah of the cottage appears to be a mid twentieth century addition as it is not shown on the original 1898 plan. The exact date is not known, however, an aerial photograph dated to c1943 shows the front verandah in-situ by this year, as evidenced by shadowing from the gable (see Figure 27). The cottage also featured a perimeter fence and a garage to the rear by this time.*

*The Ranger's Cottage underwent significant renovations in 1971, which were carried out by the Department of Public Works (see Figure 29). These included the installation of a new bathroom (replacing the pantry), demolition of the existing bathroom, a new kitchen, and resetting of posts and slabs on the front porch. Although a plan was prepared for a new garage at this time, it was never realised.*

<sup>3</sup> Report of the Director of the Botanic Gardens and Domains for the year ending 1898, p 27.

<sup>4</sup> Report of the Director of the Botanic Gardens and Domains for the year ending 1899, p 36.

<sup>5</sup> The Martin Road entrance gates were built prior to 1892, and were designed by the Government Architect's Branch, under Walter Liberty Vernon.

<sup>6</sup> Report of the Director of the Botanic Gardens and Domains for the year ending 1898, p 27.

<sup>7</sup> Conybeare Morrison and Partners, Centennial Parklands Conservation Management Plan, unpublished report, 2003, Volume 2, p 52.

The existing garage to the rear of the cottage was built in c1989 by the Department of Public Works, with a terra-cotta tile roof to match the residence (see Figure 30). This coincided with the demolition of an existing carport at the rear of the cottage (Refer Figure 30).

The roof tiles of the residence were replaced in 2000 due to damage caused by the severe hailstorms of 1999.

The Ranger's Cottage has been occupied continuously by a park ranger from c1899 until 2007.

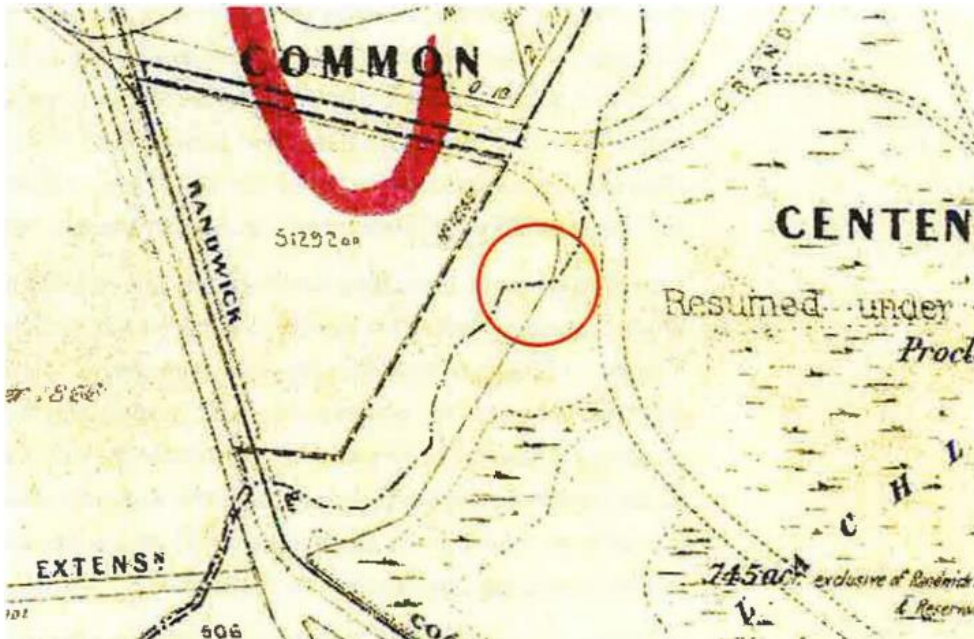


Figure 26: Parish Map showing the site of the Ranger's Cottage, c1901, AO Map 24497 (Source: NSW Department of Lands).



Figure 27: 1943 aerial photograph showing the Ranger's Cottage within Centennial Park (Source: Six Maps).



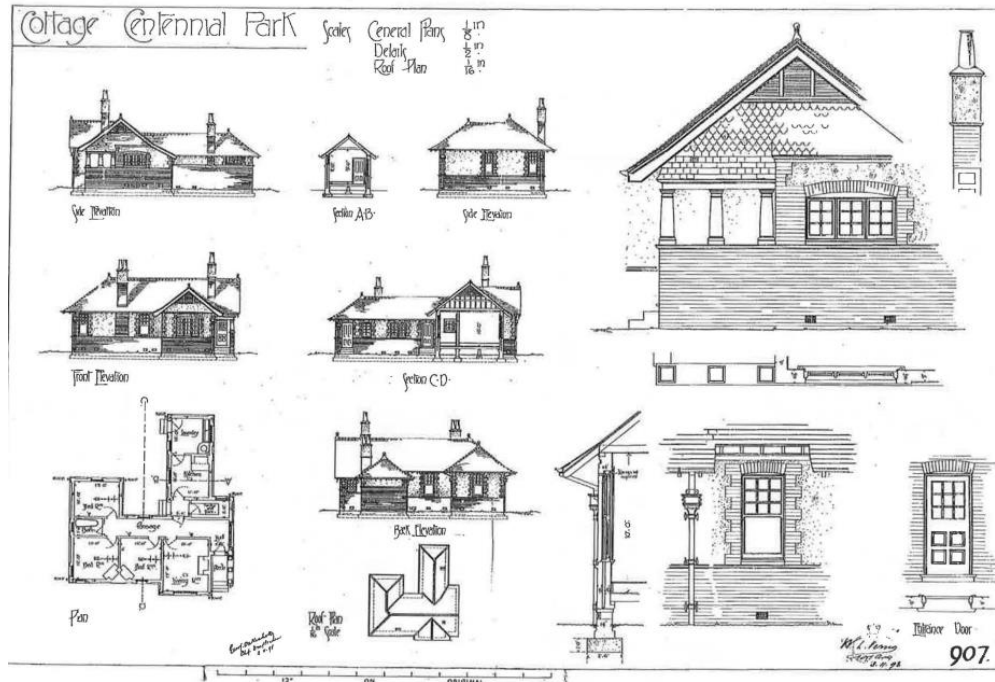


Figure 28: Plan of the Ranger's Cottage 1898, MISC226/3 (NSW Department of Commerce Plan Services).

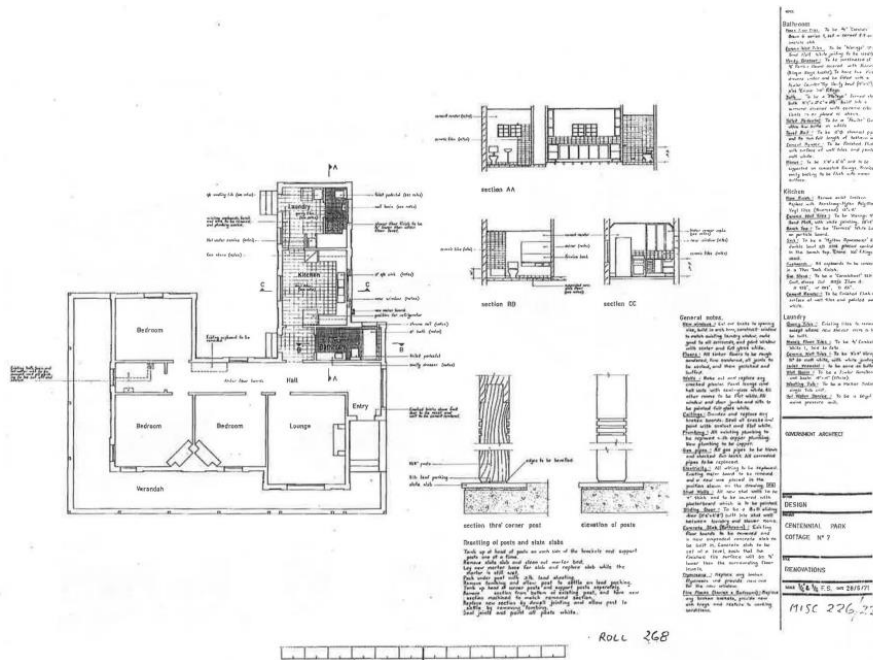


Figure 29: Plan showing alterations and additions to Ranger's Cottage in 1971, MISC226/22 (NSW Department of Commerce Plan Services).

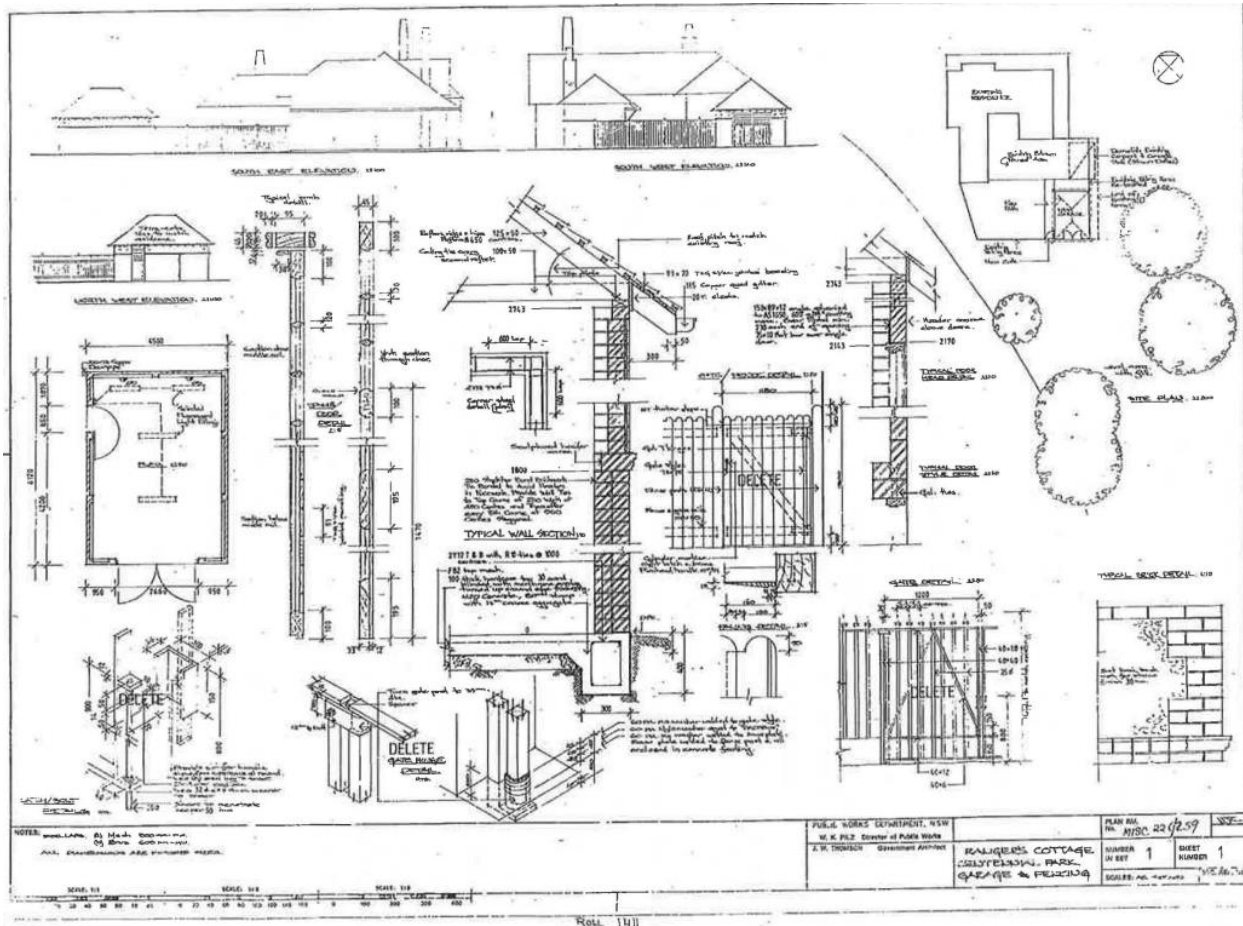


Figure 30: Plan showing the new garage to the rear of the Ranger's Cottage, completed in c1 989, MISC226/259 (NSW Department of Commerce Plan Services).

### 3. ESTABLISHED HERITAGE SIGNIFICANCE

#### 3.1. Conservation Management Plan - Ranger's Cottage, Centennial Park

The following Statement of Significance has been adopted from Conservation Management Plan for Ranger's Residence, Centennial Parklands, prepared by the Government Architect's Office (Department of Commerce), 2009<sup>8</sup>:

*The Ranger's Cottage, Centennial Park was designed by the Colonial/Government Architect's branch of the New South Wales Department of Public Works, under the supervision of colonial architect, Walter Liberty Vernon.*

<sup>8</sup> Government Architect's Office (2009), 'Ranger's Residence, Centennial Parklands', Conservation Management Plan, pp 36-37.



*The Ranger's Cottage has historic significance at a local level for its role in providing staff accommodation within the Centennial Parklands, and for its association with the development of public landscapes and parks in New South Wales.*

*The Ranger's Cottage is a good example of a domestic residence in the Federation Arts and Crafts style generally, which exhibits architectural characteristics similar to Vernon's minor public building designs. The intactness and high quality construction of the Ranger's Cottage has the potential to illustrate the typical characteristics of a domestic building in the Federation Arts and Crafts style. Its characteristic features include the hipped and gabled roof with exposed rafters, the shingled gable, and the face brick construction with decorative roughcast walling.*

*The Ranger's Cottage is a typical example of a domestic residence built for a government employee during the term of colonial architect Walter Vernon. It has a strong association with former Senior Park Rangers and their families, having been continuously occupied by rangers from its construction in 1899 until 2007.*

*The Ranger's Cottage is a recognised landmark on the western side of the parklands, for its location on an elevated position with views across the park, and particularly to and from the Robertson Road entrance. Its landmark characteristics are enhanced via the cultivated mature plantings which frame the pathway leading towards the residence, as well as those which form the backdrop to the residence.*

*In general the archaeological research potential of the site is considered to be low.*

*The site may contain some deeper features and artefact deposits associated with the first Ranger's Cottage on this site (possibly c1840s) but the archaeological research potential is likely to be minimal unless the deposits are substantial and/ or largely undisturbed. In the latter case, the deposits may provide a small insight into the life of the rangers and their families from the 1840s onwards. It is expected that archaeological evidence associated with the 1899 cottage will be minimal and any evidence that does remain is unlikely to have research potential.*

### **3.2. State Heritage Register - Centennial Park, Moore Park, Queens Park**

The following Statement of Significance has been extracted from the State Heritage Inventory form for Centennial Park, Moore Park, Queens Park (SHR no. 01384) under the NSW *Heritage Act 1977*<sup>9</sup>.

*Centennial Parklands is a unique place of exceptional National, State and Local heritage significance. It is a grand, linked open space of largely nineteenth-century landscape design intended for social and physical activity.*

*The Parklands has developed at the head of the Botany Bay catchment in an area originally part of the territory of the Gadi people on lands designated in 1811 as the Sydney Common. The Parklands retains evidence of the original landforms and plays a vital role in sustaining natural processes and biological diversity on a scale that is rare in the inner urban environment.*

*The Parklands has national significance as the place of the inauguration of the nation, the creation of a People's Park, events, persons and monuments of national importance. The place also has strong associations with convict heritage, pathways and transportation routes, water supply, horticultural and*

<sup>9</sup> 'Centennial Park, Moore Park, Queens Park', State Heritage Inventory form, heritage item ID 5045397, accessed [online] via <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5045397>.

agricultural experimentation, nature conservation, military use, and a diversity of sport, recreation and cultures.

#### *Summary of Natural Heritage*

*Centennial Parklands retains rare evidence of the original geodiversity, biodiversity, and ecosystems of the area known today as the eastern suburbs of Sydney. The natural basin in which the Parklands is situated retains its hydrological and ecological function as the head of the Botany Bay catchment. The waterbodies and vegetation in the Parklands continue to provide rare habitat for a wide diversity of indigenous flora and fauna within a highly urbanised area.*

*The Parklands provides habitat for rare and threatened species and contains remnants of an endangered ecological community, Eastern Suburbs Banksia Scrub, which covered much of the area prior to European contact. The natural significance of the Parklands underpins its value to current and future generations and to the regional environment.*

#### *Summary of Indigenous Heritage*

*Today's Parklands forms a part of a complex of Indigenous places used as a natural resource for social, ceremonial and subsistence purposes in the pre-colonial and post-contact periods.*

*The traditional Gadigal cultural landscape included a detailed knowledge of the land and resources of today's Parklands, which allowed the Gadi people as custodians to manage them and look after them properly. In return the land looked after the Gadi.*

*The springs, wetlands and remnant vegetation that can still be found in the Parklands today continue to represent an important biological resource which would have been a useful source of fresh water, plants and animals through the generations. It is therefore probable that the Gadi people used the area for camping, food collecting and other activities in the pre-colonial period. Known associations during the post-contact era include camping and food collecting visits, employment, military activities, sport, cultural events and leisure.*

*The maintenance of ongoing spiritual and other associations with Country continues to be important to Indigenous Australians who wish to care for this place as a cultural landscape.*

#### *Summary of Cultural Heritage*

*Centennial Parklands is highly valued for its space, scale, beauty and grandeur and for the rarity and diversity of its Natural, Indigenous and Cultural heritage. For many individuals, groups and the community as a whole, Centennial Parklands is a cultural landscape that continues to play an important and vital role in personal and social histories.*

*The place retains significant associations with the development of the early colony of NSW, the establishment and design of parks and gardens for the public good, and prominent events. These include the Centenary and Bicentenary of the establishment of the NSW colony, inauguration of the Commonwealth of Australia in 1901, the 2000 Olympic Games, the Paralympics and the Centenary of Federation celebrations in 2001.*

*Centennial Parklands is highly significant for its leisure and sporting heritage. The individual parks that make up the Parklands were specifically established to cater for public recreation and have been an important social and recreational resource for over a century.*

*Centennial Parklands now receives millions of visits annually, attracting people from surrounding residential areas, the wider Sydney region and beyond. The Parklands provides a unique area of*



*open space that supports a diversity of activities that are rare in an inner urban area (Conybeare Morrison, 2005).*

### 3.3. Randwick Local Environmental Plan 2012

#### 1.1.1. Centennial Park, including Federation monument, Superintendent's residence, park gates, 2 Corinthian columns, 2 statues (item no. I01)

The following Statement of Significance has been extracted from the State Heritage Inventory form for the 'Centennial Park, including Federation monument, Superintendent's residence, park gates, 2 Corinthian columns, 2 statues', located at 1R Oxford Street; 2R Darley Road; 1 Martin Road in Centennial Park (item no. I01)<sup>10</sup>.

*Centennial Parklands is a unique place of exceptional National, State and Local heritage significance. It is a grand, linked open space of largely nineteenth century landscape design intended for social and physical activity. The Parklands has developed at the head of the Botany Bay catchment in an area originally part of the territory of the Gadi people on lands designated in 1811 as the Sydney Common. The Parklands retains evidence of the original landforms and plays a vital role in sustaining natural processes and biological diversity on a scale that is rare in the inner urban environment. The Parklands has national significance as the place of the inauguration of the nation, the creation of a People's Park, events, persons and monuments of national importance. The place also has strong associations with convict heritage, pathways and transportation routes, water supply, horticultural and agricultural experimentation, nature conservation, military use, and a diversity of sport, recreation and cultures. Centennial Parklands now receives millions of visits annually, attracting people from surrounding residential areas, the wider Sydney region and beyond. The parklands provides a unique area of open space that supports a diversity of activities that are rare in an inner urban area (Conybeare Morrison, 2005).*

#### 1.1.2. North Randwick Heritage Conservation Area (C1)

The following Statement of Significance has been extracted from the State Heritage Inventory form for the North Randwick Heritage Conservation Area (C1) (HCA), under Part 2, Schedule 5 of the Randwick LEP 2012 (2013 EPI 36)<sup>11</sup>.

*A large area to the south of Centennial Park, originally reserved for water supply purposes, delaying its release for housing.*

## 4. SCOPE OF WORKS

The subject Ranger's Residence next to the Robertson Road Gate entrance in Centennial Park is currently vacant and was previously occupied for short-term accommodation. The residence is approximately 190m<sup>2</sup> in area. The proposed activity constitutes a change of use of the premises from short-term residential accommodation to commercial use (office / consulting rooms).

<sup>10</sup> 'Centennial Park', State Heritage Inventory form, heritage item ID 2310495, accessed [online] via <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2310495>

<sup>11</sup> 'North Randwick Heritage Conservation Area (C1) (HCA)', State Heritage Inventory form, heritage item ID 2310513, accessed [online] via <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2310513>

## 5. HERITAGE IMPACT ASSESSMENT

The subject Ranger's Residence located within the Centennial Parklands is listed as part of a State heritage item under Part 1 of Schedule 5 of the *Randwick LEP 2012 (2013 EPI 36)* as 'Centennial Park, including Federation monument, Superintendent's residence, park gates, 2 Corinthian columns, 2 statues', located at 1R Oxford Street; 2R Darley Road; 1 Martin Road in Centennial Park (item no. I01). Centennial Park is listed on the State Heritage Register (SHR) under the *NSW Heritage Act 1977* as 'Centennial Park, Moore Park, Queens Park' (SHR no. 01384). Centennial Park is also located within the North Randwick Heritage Conservation Area (C1) (HCA), under Part 2, Schedule 5 of the *Randwick LEP 2012 (2013 EPI 36)*.

The following discussion considers the impacts of the proposed 'Change of Use' under the 'REF - Development without Consent' in relation to the established and identified heritage values of the subject Ranger's Residence and its location and surrounding heritage context within Centennial Park and provides an assessment whether the proposed works are likely to have any adverse impact on these heritage values.

### Discussion

The subject Ranger's Residence, as mentioned earlier, is currently vacant and was previously used as short-term accommodation and is now being proposed to be used as a Commercial Office Space. The proposed change of use is compatible with the residence as it does not include any physical works and therefore will have no adverse impact on the significant fabric. The existing significant features and detailing to the exterior and interior of the brick cottage will be retained, and no change to the heritage significance of the Ranger's Residence or Centennial Park is anticipated. The proposed commercial use is capable of being accommodated within the existing layout and form of the significant residence, and the original characteristics of the residence will continue to be maintained.

The proposed Change of Use to Commercial Office Space does not involve any physical alteration of fabric, layout or setting of the Ranger's Residence and Centennial Park as a whole and the proposed changes are reversible, which means the subject residence can always return to its original use, if and when required.

### Conservation Management Plan - Ranger's Residence, Centennial Parklands

#### 6 Conservation Policies

##### 6.1 Building Ownership and Management

*The Ranger's Cottage, as part of the Centennial Parklands, has been owned and managed by the Centennial Park and Moore Park Trust, established by the Centennial Park and Moore Park Trust Act, since 1983.*

*The primary requirement of the Trust is to maintain, protect, improve, and encourage public use and enjoyment of the Trust lands, and to enhance their recreational, historical, scientific, educational, cultural and environmental value. In addition the Trust is obliged to recognise and accommodate the heritage significance of the site.*

*Responsible management of a heritage place is vital in order to ensure that the significant values of the place are conserved.*

...

##### 6.1.2 Use of the Building

*The subject building was purpose designed as a family residence for Senior Park Rangers, and had been continuously used for this purpose from its construction in 1899 until 2007, at which time it was left vacant. It is recognised that the CPMP Trust no longer requires this building for its original use.*



*The CPMP Trust Act provides a number of opportunities for the retention of the building, and enhancement of its presence within the Parklands through interpretation and use.*

#### **Policy 1.5**

*Potential adaptive re-uses should take into consideration the differing levels of heritage significance of the various areas and elements of the building and site as identified in this CMP.*

*Adaptive re-use of the building should include methods of interpretation to improve awareness and understanding of the significance of the former Ranger's cottage within the overall Centennial Parklands.*

#### **Policy 1.6**

*Future adaptive re-use of the building and site would be considered compatible if the following criteria are met:*

- *The internal planning and spatial relationship of individual rooms is retained.*
- *Remaining original fabric is not removed, including brick walls, timber boarded ceilings, fireplaces and joinery.*
- *The nature of the new use would not result in an unacceptable level of wear and tear on the fabric of exceptional, high and moderate significance.*
- *Adaptation is limited to areas and elements of little significance,*
- *Fixtures and fittings that may be required for any new use should not damage or compromise significant fabric and be able to be removed.*

...

#### **6.4.2 Conservation Works**

##### **Policy 4.3**

*Ensure that a record of the underlying methodology for each conservation or adaptive re-use project is maintained including:*

- *Documentation of the reasoning behind major decisions;*
- *Recording of any testing or additional research undertaken; and*
- *Archiving records appropriately.*

## **Discussion**

The proposed Change of Use of the residence to commercial use is in line with the Policies and Recommendations made in the Conservation Management Plan (CMP) for the Ranger's Residence. The CMP clearly identifies that even though the subject building was designed to function as family residence and had been continuously utilised for this purpose from its construction in 1899 until 2007, the building is no longer required or expected to cater to its original use. The recommended policies for uses of the building identify an opportunity for a number of uses for the subject site that continue to retain the building and enhance its presence within the Centennial Park through public access, interpretation and use. The proposed change of use of the residence into a Commercial office space will be capable of meeting the criteria detailed in Policy 1.6 quoted above while also allowing for public access to the building to a certain extent for the clients visiting the commercial space. As recommended in the CMP, the proposed use will allow its users to understand the building's significance within the overall Centennial Park and will aid in preventing long-term vacancy of the building while also generating funding for its ongoing maintenance.

As mentioned earlier, no physical works, including alterations, additions, refurbishment and maintenance works, are proposed to the subject heritage item as part of the Change of Use and hence, no damage will occur to the significant fabric of the Ranger's Residence. However, after the commercial use of the residence is confirmed, there might be some alterations required to the non-significant fabric (such as furniture or additional light fittings, power points etc.) to accommodate the requirements of commercial use. Considering the heritage significance of the Ranger's Residence, no alterations or interventions to the heritage fabric shall be undertaken without the prior approval of the Trust. The identified heritage significance of the subject site will be protected and enhanced, and the proposed Change of Use is in accordance with the aims and intentions of this CMP for the Ranger's Residence.

One of the policies recommended in the CMP also requires maintenance of a record for each conservation or adaptive re-use project. Since the proposed works, including change of use of the subject residence to commercial use does not require any physical works to the form and layout of the significant building, the requirement for documentation and archival recording is not applicable as the subject Ranger's Residence will continue to remain as it is even after the proposed changes.

### **Building Code of Australia (BCA) Assessment**

The BCA Assessment report identifies that the proposed commercial use of the premises is not considered to have an adverse impact, considering that the type of construction of the building is not changing as part of the proposed change of use. There is only a formal change of use proposed from an existing Class 3 to a proposed Class 5; however, no building works form part of the proposed change of use. The BCA report assesses the proposed works under the *Environmental Planning and Assessment Regulation 2021* and provides recommendations and advice in relation to the 'E2P2 – Safe evacuation routes.'

The majority of recommended upgrades can be exempted in relation to BCA requirements due to the heritage impacts on the Ranger's Residence. The required changes as part of the BCA upgrade are generally not well suited for the subject heritage item, and in many instances, their implementation will damage the heritage fabric. Due to the heritage nature of the building, dispensation would generally be applied for the required upgrades to make the building compliant, as the heritage item in its current form is deemed to satisfy the BCA provisions.

One of the upgrades necessary to make the Ranger's Residence compliant with the current standards is the provision of handrails to be installed to in accordance with D3D22 to make the stairway entries at the main entry door and the rear entry compliant. But, due to the heritage values and exceptional Federation Queen Anne architectural features of the building, the existing steps at the entrance may be subject to signage being provided at the interior of the discharge door stating "Caution Step" rather than installation of handrails that will be an intrusive addition to its significant façade. The addition of the proposed signage will be acceptable from a heritage perspective as it will not be a dominant addition to the front of the building and will not be a visible element from the exterior of the building. The signage at the interior of the discharge door stating "Caution Step" will have negligible impact on the heritage values of the Ranger's Residence.

In order to make the building compliant, the requirement for Portable Fire Extinguishers to be provided throughout the building in accordance with BCA Clause E1D14 is acceptable as it will be located at the interior of the Ranger's Residence. The Portable Fire Extinguishers to be installed on the walls should use minimum fixing points and location for the installation of the extinguishers should be finalised in accordance with the advice of the Fire Consultant and Built Heritage Specialist. Additionally, the BCA Assessment report also identifies the requirement of a hold-open device for the egress swinging doors (bifold style) located at the North-West in accordance with BCA Clause E2P2 and D3D25. The requirement of the hold-open device such as a parrot hook and latch is considered a reasonable upgrade strategy considering the Heritage

nature of the building. The installation of the device is considered acceptable from a heritage perspective as it is a minor intervention to the building fabric and will have no impact on the heritage values of the Ranger's Residence. The device will be a small addition to the fabric and will not be a visible element as such.

### **Building/Business Identification Signage**

After the proposed change of use is finalised, it is anticipated that the future commercial tenant will require the installation of signage as part of the business identification. The subject site currently includes two signs attached to picket fence at north-eastern and north-western elevations (Figure 31). Taking into consideration the heritage significance of the Ranger's Residence within the Centennial Park, any new signage to the building should be compatible with the heritage significance of the conservation area or the item. Signage is to be appropriately located to prevent significant components or distinguishing features of heritage buildings from being obscured. The future signage could utilise a free-standing design with no intervention to the significant fabric and could be located at entrance of the residence at the north-western elevation. The size of the signage should be similar to the existing signage located at the timber paling fence at the north-western and north-eastern elevations. The new signage should be non-illuminated, and the design, style, materials, colours, images and lettering of new signage should be high quality and consistent with the relevant heritage style and period, such as stainless steel. Corporate branding and colour schemes are to be modified to fit in with the character and significance of the area or item. The construction and installation of new freestanding signage are to be high quality and should not damage significant fabric. The new signage should be freestanding and should not be fixed on the building fabric, including the surrounding timber picket fence.

Following are the relevant guidelines for signage relating to the Ranger's Residence:

- The new signs must not be affixed to significant fabric of Ranger's Residence, internally illuminated or flashing;
- The new signs must not conceal or involve the removal of or damage to significant pre-existing signs;
- The new signs should not obscure, affix to, penetrate or otherwise damage significant fabric, including landscape or archaeological features or obstruct significant views to and from the Ranger's Residence;
- Reuse of existing fixing points is preferable;
- The new signs should not be in the form of a mural or artwork;
- The installation of new signs should be reversible and should be able to be later removed without causing damage to the significant fabric of Ranger's Residence;
- The new signage should not be of a modular or cantilever structure;
- The new signage should be used for business name identification or wayfinding only and not advertising; and
- Any new external signage, including its size, design and material, will require approval.





Figure 31: Existing signs attached to picket fence at north-eastern and north-western sides of Ranger's Residence.

## 6. CONCLUSION AND RECOMMENDATIONS

In conclusion, it is considered by City Plan Heritage that the proposed 'Change of Use' works to the subject Ranger's Residence from existing short-term accommodation use to commercial use "Office Space" will result in acceptable impact on the heritage significance of the Ranger's Residence in Centennial Park.

The proposed commercial use of the premises does not involve any physical alteration of fabric, layout or setting of the Ranger's Residence and Centennial Park as a whole and the original characteristics of the residence will be retained. The proposed Change of Use is acceptable from a heritage perspective as most likely future works for commercial office space will be capable of being accommodated within the existing layout and configuration with minimal intervention and reversibility. The proposed Change of Use for commercial office space is consistent with the recommended conservation policies of the CMP under *Section 6.1 Building Ownership and Management - 6.1.2 Use of the Building (Policies 1.5 and 1.6)*.

The proposal demonstrates compliance with Clause 2.73(2) (Development permitted without consent) of Division 12 Parks and other public reserves of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* and is therefore recommended for approval.

We trust the above brief Statement of Heritage Impact will satisfy the requirements of the Greater Sydney Parklands in the assessment of the proposed Change of Use of the Ranger's Residence as part of the REF process. Should you have any questions or wish to discuss the matter further, please do not hesitate to contact the undersigned on 02 8270 3500 or at [kerimed@cityplan.com.au](mailto:kerimed@cityplan.com.au).

Yours Sincerely,



**Kerime Danis**  
Director - Heritage